PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

11100 RM 967, BUDA, TEXAS 78610

CODS ETJ

SITE LOCATION MAP SCALE: 1"=1000'

OWNER

SCHUYLER JOYNER 14605 N 73rd STREET, SCOTTSDALE, ARIZONA 85260 PH # (737) 241-3512

> LOCAL CONTACT: DON BOSSE

CAPITAL SURVEYING CO, INC 925 CAPITAL OF TEXAS HWY S, BLDG B STE 110, AUSTIN, TEXAS 78746 CONTACT NAME: **GREG WAY** PH# (512) 327-4006

SCOTT J. ANDERSON, P.E. 1101 CAPITAL OF TEXAS HIGHWAY SOUTH, BUILDING D, SUITE 110, AUSTIN, TEXAS 78746 PH # (512) 327-9204 FAX # (512) 306-9620

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE
- 2. THIS PROJECT IS LOCATED IN THE ONION CREEK WATERSHED WITHIN THE
- CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. PROJECT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL
- JURISDICTION AND WITHIN THE HAYS CONSOLIDATED SCHOOL DISTRICT SOME PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ZONE "A" AS DELINEATED ON HAYS COUNTY FEDERAL EMERGENCY
- THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTI APPROVED BY HAYS COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVA
- 7. SEVENTY-TWO (72) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH ALL
- 8. CONTRACTOR SHALL ENSURE THAT VEHICLES LEAVING THE CONSTRUCTION SITE ONTO PUBLICLY MAINTAINED ROADWAYS ARE CLEAR OF MUD AND DEBRIS.
- 9. NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT.
- 10. ALL HOLES, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS, AND/OR OTHER PROTECTIVE DEVICES
- 11. TO ALL CONTRACTORS: CONTRACTOR SHALL COMPLY WITH CONSTRUCTION SEQUENCING ON SHEET 4 - CIVIL GENERAL NOTES.
- 12. THIS DEVELOPMENT IS SUBJECT TO THE TRI-PARTY DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522, LLC, AND DRIFTWOOD GOLF CLUB DEVELOPMENT, INC., RECORDED IN DOC. No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 45.3265 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB. PHASE FOUR FINAL PLAT". IN ACCORDANCE WITH THE PLAT SHOWN HEREON. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND
- DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON. 15. THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY
- 16. A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT #____ RECORDS OF HAYS COUNTY, TEXAS.

SUBMITTED FOR APPROVAL BY: MURFEE ENGINEERING CO.,

6/13/2023 SCOTT J. ANDERSON, P.E. DATE

HAYS COUNTY DIRECTOR OF TRANSPORTATION DATE

CITY ADMINISTRATOR, CITY OF DRIPPING SPRINGS DATE CITY ENGINEER, CITY OF DRIPPING SPRINGS DATE

HAYS COUNTY E.S.D. #6 DATE

ROBBY CALLEGARI, P.E. - CITY WATER & WASTEWATER CONSULTANT DATE CITY OF DRIPPING SPRINGS CONSTRUCTION PLAN PERMIT #: SUB2023-0021

DESCRIPTION

DATE

APPROVED



DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.

PH # (512) 569-3238

SURVEYOR

ENGINEER

MURFEE ENGINEERING CO.,

1101 CAPITAL OF TEXAS HIGHWAY SOUTH BUILDING D, SUITE 110 AUSTIN, TEXAS 78746 (512) 327-9204 MURFEE ENGINEERING COMPANY TEXAS REGISTERED ENGINEERING FIRM F-353

Sheet List Table

WATER AND WASTEWATER NOTES

OVERALL DRAINAGE AREA MAP

CULVERT 1 PLAN AND PROFILE CULVERT 2 PLAN AND PROFILE CULVERT 3 PLAN AND PROFILE

SAND WEDGE COURT PLAN AND PROFILE

ADDITIONAL FIRE HYDRANTS

WASTEWATER PLAN

DETAIL 1 - STREET

DETAIL 3 - E&S

DETAIL 6 - STORM

33-56

FIRE PROTECTION PLAN

DETAIL 4 - CODS WATER

DETAIL 7 - STORM AND MISC

STRIPING AND SIGNAGE PLAN

DETAIL 2 - LOW PRESSURE SEWER

DETAIL 5 - CODS WATER & WASTEWATER

SUPPLEMENTAL BRIDGE PLANS

WATERLINE 'B' PLAN AND PROFILE

EROSION AND SEDIMENTATION CONTROL PLAN

PROPOSED DRAINAGE AREA MAP AND CALCULATIONS

DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 1+00 TO 10+39 DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 10+39 TO 20-28

DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 20+28 TO 30+00

DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 30+00 TO END

WATERLINE 'A' PLAN AND PROFILE - STA. 1+00 TO 10+50

WATERLINE 'A' PLAN AND PROFILE - STA. 10+50 TO 20+00

WATERLINE 'A' PLAN AND PROFILE - STA. 20+00 TO END

COVER SHEET

GENERAL NOTES

PHASING PLAN

Sheet Title

Sheet Number

ORIGINAL SUBMITTAL DATE: APRIL 19, 2023

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

STATE OF TEXAS)(

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II LP, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THAT 96.2596 ACRE TRACT, DESCRIBED AS EXHIBIT A-1, RECORDED IN DOCUMENT No. 19031292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 45.3265 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD DLC INVESTOR II LP

J. DAVID RHOADES, AUTHORIZED AGENT 582 THURMAN ROBERTS WAY. DRIFTWOOD, TEXAS 78619

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2023. A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS: THAT I PREPARED THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT

WITNESS MY HAND THIS THE 23rd DAY OF _______, 2023.

SCOTT J. ANDERSON, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



I, GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 13th DAY OF SEPTEMBER, 2022.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 — STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY.



ENGINEER'S NOTES:

AUSTIN, TEXAS 78746

- 1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- 2. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- 4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #48209CO140 F. EFFECTIVE DATE SEPTEMBER 2, 2005.

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL
- JURISDICTION.

 2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.

 3. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- 4. TOTAL ACREAGE OF DEVELOPMENT: 45.3265
 INTENDED USE OF LOTS: RESIDENTIAL, PRIVATE STREETS AND OPEN SPACE TOTAL NUMBER OF LOTS: 20 AVERAGE SIZE OF LOTS: 2.2663
 NUMBER OF LOTS: Greater than 10 acres 0

Larger than 5, less than 10 <u>1</u>

Between 2 & 5 acres <u>9</u>

Between 1 & 2 acres <u>10</u>

Less than an acre <u>0</u>

5. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY — EXPRESSED, IMPLIED, OR OTHERWISE — THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS

- WITHIN THE SUBDIVISION.

 6. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE
- PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
 7. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- 8. A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL OTHER LOT LINES.
- 9. THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
 10. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY
- STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 11. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 12. THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.

 13. ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE
- EASEMENTS.

 14. NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.

GENERAL NOTES CONT .:

- 15. POST—DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE—DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- 16. THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- 17. ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE—IN—LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- 18. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER
- CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.

 19. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
- SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.

 22. WATER QUALITY EASEMENTS AND FACILITIES LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE
- AND SHALL BE MAINTAINED BY THE DRIFTWOOD CONSERVATION DISTRICT OR ITS ASSIGNS.

 21. THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS
- 22. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR AN STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUIEST.

SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- 2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
- 3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M. DATE "HAYS COUNTY FLOODPLAIN ADMINISTRATOR" UTILITY NOTES:

ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
 TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
 GAS SERVICES PROVIDED BY TEXAS GAS SERVICE.

WATER UTILITY PROVIDER: CITY OF DRIPPING SPRING

CITY OF DRIPPING SPRINGS

AARON REED PUBLIC WORKS DIRECTOR AARON REED
PUBLIC WORKS DIRECTOR

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 2023.

MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

4.

ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR DATE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

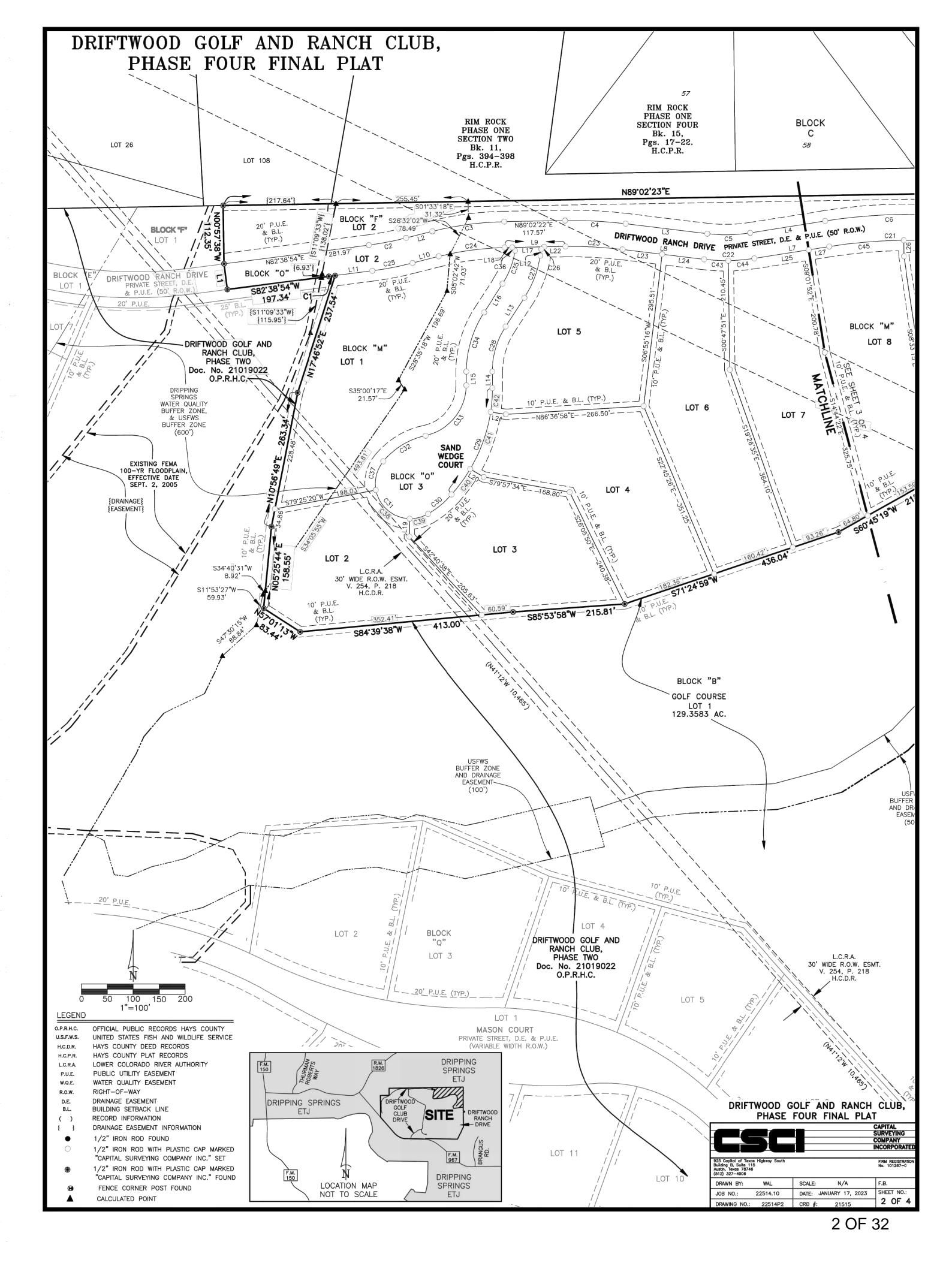
STATE OF TEXAS (COUNTY OF HAYS)

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ______, 2023, AT ___ O'CLOCK _.M., AND DULY RECORDED ON THE ___ DAY OF ______, 2023, AT ___ O'CLOCK _.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. ______

ELAINE HANSON CARDENAS COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

			CAPITAL
			SURVEYING
			COMPANY
THE REAL PROPERTY.			INCORPORATE
925 Capital of Texa Building B, Suite 11 Auetin, Texas 78746	5		FIRM REGISTRATION No. 101267-0
Building B, Suite 11 Austin, Texas 78746 (512) 327-4006	5	-	No. 101267-0
Building B, Suite 11 Austin, Texas 78746	5	SCALE: N/A	
Building B, Suite 11 Austin, Texas 78746 (512) 327-4006	5	SCALE: N/A DATE: JANUARY 17, 2023	No. 101267-0



DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT RIM ROCK PHASE ONE SECTION FOUR RIM ROCK PHASE ONE BLOCK C, LOT 102, 26.8478 AC. GREENBELT, D.E., P.U.E., & PEDESTRIAN ACCESS EASEMENT BLOCK SECTION TWO Bk. 15, Pgs. 17–22 H.C.P.R. ⁷⁴ Bk. 11, Pgs. 394-398 H.C.P.R. 2322.95' PRIVATE STREET, D.E. & P.U.E. (50' R.O.W.) BLOCK "F" 20' P.U.E. & B.L. (TYP.) BLOCK BLOCK "M" LOT 10 LOT 9 LOT 12 - \$89°02'22"W 15.17' 100' WIDE— ELECTRIC ESMT. PEDERNALES ELECTRIC COOP. V. 157, P. 47 H.C.D.R. 100' WIDE ELECTRIC ESMT. PEDERNALES ELECTRIC COOF LOT 14 GOLF COURSE LOT 1 129.3583 AC. USFWS BUFFER ZONE AND DRAINAGE EASEMENT BLOCK DRIFTWOOD GOLF AND RANCH CLUB, PHASE TWO Doc. No. 21019022 O.P.R.H.C. LOT 17 20' P.U.E. & B.L. BLOCK "M" L.C.R.A. 30' WIDE R.O.W. ESMT. TBM [] CUT IN EAST CORNER OF CONCRETE ELEV. = 1070.67' 174.80' (FROM GPS OBSERVATION) BLOCK LOT 1 DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE LOT 2 5 ml DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT Doc. No. 22009566 O.P.R.H.C. TBM 34 - COTTON GIN SPINDLE IN 12" ELM TREE TAG #3630 ELEV. = 988.40' F.B. 1800/4 TBM 410 - COTTON GIN SPINDLE WITH CAP MARKED "CAPITAL SURVEYING COMPANY, INC." ON THE SOUTH SIDE OF PAVEMENT OF FM967. DRAWN BY: WAL SCALE: N/A LOT 3 JOB NO.: 22514.10 DATE: JANUARY 17, 2023 SHEET NO.: DRAWING NO.: 22514P2 CRD #: 21515 3 OF 4 ELEV. = 984.21' F.B. 1800/4

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

Block M	l – 17 Lots
Lot	Acres
1 2 3 4 5 6 7 8 9 10 11	3.0103 1.7454 1.7105 2.0885 1.9743 2.2386 2.1617 1.9310 2.3051 2.1004 2.4942 1.9574
13 14	1.4325 1.3612
15	1.3171
16 17	1.5763 2.0736
TOTAL	33.4781

Block 0 -	- 2 Lots
Lot	Acres
2 * 3 *	4.0340 1.0110
TOTAL	5.0450
* DENC PRIVATE S DRAINAGI PUBLIC U	STREET, E AND

Block F -	1 Lot
Lot	Acres
1**	6.8034
TOTAL	6.8034
** DENO DRAINAGE OPEN S	E AND

Block 0 - 2 Lots Private Street, Drainage and Public Utility	Classifiaction	Width	Linear Ft.	Acres
DRIFTWOOD RANCH DRIVE (Lot 2)	Local Street	50.00'	3515	4.0340 Ac.
SAND WEDGE COURT (Lot 3)	Local Street	50.00'	650	1.0110 Ac.
Total Right of Way			4165	5.0450 Ac.

BLOCK "F" BLOCK "M"	1 Drainage and Open Space Lot 17 Single Family Lots	6.8034 Ac. 33.4781 Ac.	
BLOCK "O"	2 Private Street, Drainage and Public Utility Lots	5.0450 Ac.	
Total Acreage	e of Subdivision	45.3265 Ac.	

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)										
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS(1)	IC (AC) OTHER	NUMBER OF LOTS	AVG. LOT SIZE (AC)	% IC			
DGRC PHASE ONE	59.1	5.75	4.52	_	42	1.41	17%			
DGRC PHASE TWO	45.8	6.81	2.12	_	53	0.86	19%			
DGRC PHASE THREE	56.3	3.61	4.89	_	34	1.66	15%			
DGRC PHASE FOUR	45.3	2.47	2.73	_	17	2.66	11%			
• GOLF COURSE LOTS	272.5	_	-	6.45	2	136.25	2%			
CLUBHOUSE	6.7	_	-	2.64	1	6.70	39%			
MAINTENANCE FACILITY	4.9	_	_	1.58	1	4.86	32%			
PLATTED TOAL	490.6	16.17	11.53	10.67	150	3.27	8%			
SITE TOTAL	490.6	16.17	11.53	10.67	150	3.27	8%			

(1)Imperivous Cover per single—family lot assumptions based on City of Austin Criteria

0115175	DELEA		RVE TABLE	011000	011 DE10110
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	0'42'41"	975.00'	12.10'	12.10'	S83'00'14"W
C2	7'00'00"	600.00'	73.30'	73.26'	N79'08'54"E
C3	13'23'28"	600.00'	140.23'	139.91'	N82*20'38"E
C4	7*52*54"	850.00'	116.93'	116.83'	S87*01'11"E
C5	15'57'09"	300.00'	83.53'	83.26'	N88'56'42"E
C6	13'34'11"	1025.00'	242.76	242.19	N87'45'13"E
C7	15'30'47"	475.00'	128.61	128.22'	N86'46'55"E
C8	77"32'38"	300.00'	406.02	375.73'	S62°12'10"E
C9	31*29'35"	525.00'	288.57'	284.95'	S07°41'07"E
C10	17'49'19"	600.00'	186.63	185.88'	S00°50'59"E
C11	25'19'22"	625.00'	276.23'	273.99'	S02*54'02"W
C12	14'54'45"	325.00'	84.59	84.35'	S23*01'04"W
C13	45'12'10"	265.00'	209.07	203.69	S07*52'24"W
C14	45*12'10"	315.00	248.51	242.12	N07'52'24"E
C15	14"54'45"	275.00	71.57	71.37	N23'01'04"E
C16	25"19'22"	575.00'	254.13	252.07	N02'54'02"E
C17	17'49'19"	650.00	202.18'	201.37	N00*50'59"W
C18	31*29'42"	475.00	261.09	257.81	N07°41'08"W
C19	77*32'38"	250.00'	338.34	313.11	N62*12'10"W
C20	15'30'47"	525.00'	142.15	141.71	S86*46'56"W
C21	13'34'11"	975.00'	230.92'	230.38'	S87°45'13"W
C22	15*57'09"	350.00'	97.45'	97.13'	S88*56'42"W
C23	7*52*54"	800.00	110.05	109.96'	N87°01'11"W
C24	13'23'28"	550.00'	128.55	128.25'	S82*20'38"W
C25	7'00'00"	650.00'	79.41	79.36'	S79°08'54"W
C26	79*59'58"	5.50'	7.68'	7.07'	S49'02'23"W
C27	23'56'26"	210.00'	87.75'	87.11'	S21°00'40"W
C28	32*58'50"	160.00'	92.10'	90.83'	S16*29'20"W
C29	41°41'58"	308.95	224.85'	219.92'	S20*50'59"W
C30	17"53'22"	190.26'	59.40'	59.16'	S50*38'39"W
C31	159*58'39"	67.76	189.20'	133.46'	N40°25'21"W
C32	38'32'48"	145.04'	97.58'	95.75'	S58*50'44"W
C33	78"07'09"	99.00'	134.98'	124.77	N39'03'34"E
C34	32 58 50"	210.00'	120.88'	119.22'	N16'29'21"E
C35	24"35'09"	160.00'	68.66'	68.13'	N20'41'19"E
C36	99*59'59"	5.50'	9.60'	8.43'	S40*57'39"E
C37	50°08'37"	67.76	59.30'	57.43'	S14*29'39"W
C38	78'38'03"	67.76	93.00'	85.87'	S49*53'41"E
C39	31°11'58"	67.76	36.90'	36.44'	N75*11'18"E
C40	11"15'46"	308.95	60.73'	60.63	N36'04'05"E
C41	21"49'54"	308.95	117.72'	117.01'	N19'31'15"E
C42	8'36'18"	308.95	46.40'	46.36'	N04"18'09"E
C43	7*43'07"	350.00'	47.15'	47.11'	S86°56'17"E
C44	8*14'02"	350.00'	50.30'	50.25'	N85*05'08"E
C45	8'29'35"	975.00'	144.53'	144.39'	N85*12'55"E
C46	5*04'36"	975.00'	86.39'	86.36'	S87*59'59"E
C47	0°37'15"	250.00'	2.71'	2.71'	N79°20'07"E
C48	76"55'24"	250.00'	335.64	310.99	S61*53'34"E
C49	2.53,33,	650.00	32.81	32.81'	S06°36'55"W
C50	14'55'46"	650.00'	169.37	168.89'	S02°17'45"E
C51	3'01'46"	574.00'	30.40'	30.40'	S08°14'45"E
C52	22'17'36"	575.00'	223.73'	222.32'	S04°24'56"W
C53	11'32'49"	275.00'	55.34'	55.25'	S21*19'38"W
C54	3'22'56"	275.00'	16.23'	16.23'	S28*47'01"W
C55	31°12'14"	315.00	171.55	169.44'	S14*52'22"W
		•			

LINE TABLE									
LINE	BEARING	LENGTH							
L1	N07'21'06"W	50.00'							
L2	N75*38'54"E	52.11'							
L3	S83°04'44"E	158.97'							
L4	N80°58'08"E	146.38'							
L5	S23°25'54"E	79.60'							
L6	N23°25'54"W	79.60'							
L7	S80*58'08"W	146.38'							
L8	N83°04'44"W	158.97'							
L9	S89'02'22"W	117.58'							
L10	S75*38'54"W	52.11'							
L11	S82°35'20"W	72.53'							
L12	S09'02'22"W	12.56'							
L13	S32*58'50"W	66.15							
L14	S00°00'00"W	31.77'							
L15	N00°00'00"E	26.79'							
L16	N32*58'49"E	66.15'							
L17	N89°02'22"E	61.94							
L18	N89°02'22"E	14.61'							
L19	S00°47°17"W	34.55							
L20	S59°33'48"E	30.00'							
L21	S81°23'42"E	30.00'							
L22	N89°02'22"E	41.02'							
L23	S83°04'44"E	77.23'							
L24	S83°04'44"E	81.74'							
L25	N80°58'07"E	105.90'							
L26	S00°57'37"E	30.99'							
L27	N80°58'08"E	40.47'							
L28	S04°32'19"W	30.00'							
L29	S02°36'58"E	26.98'							
L30	S23°25'54"E	48.55'							
L31	S66'34'06"W	30.00'							
L32	N84°49'51"W	30.00'							
L33	S23°25'54"E	31.05'							
L34	S87*35'15"W	31.77'							
L35	N74°26'16"W	32.80'							
L36	S89°16'15"W	20.00'							

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

			CAPITAL
			SURVEYING
			COMPANY
			INCORPORATE
925 Capital of Texa Building B, Suite 11 Austin, Texas 78746 (512) 327-4006	5		FIRM REGISTRATION No. 101267-0
DRAWN BY:	WAL	SCALE: 1"=100'	F.B.
JOB NO.:	21514.10	DATE: JANUARY 17, 2023	SHEET NO.:
DRAWING NO.:	21514P1	CRD #: 21515	4 OF 4

OR EXCAVATION). THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL DETAILS AND THE APPROVED EROSION AND

SEDIMENTATION CONTROL PLAN. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED

GRADING/TREE AND NATURAL AREA PLAN. A PRECONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR DESIGN ENGINEER/PERMIT APPLICANT, HAYS COUNTY AND CITY OF DRIPPING SPRINGS INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND PRIOR TO ANY CONSTRUCTION

ANY SIGNIFICANT VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS FROM THAT WHICH IS SHOWN ON APPROVED PLANS MUST BE APPROVED BY THE ENGINEER, HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS AS APPROPRIATE.

THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

PRIOR TO FINAL ACCEPTANCE BY HAYS COUNTY & THE CITY OF DRIPPING SPRINGS, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE OWNER DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES. MAJOR REVISIONS MUST BE APPROVED BY THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY.

PERMANENT EROSION CONTROL: IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION, EXCESS SPOIL AND DEBRIS SHALL BE REMOVED AND THE CONSTRUCTION AREA SHALL BE GRADED TO THE CONTOURS AS SHOWN ON THE PLANS. THE SURFACE OF THE GROUND SHOULD BE SMOOTH WITH NO LARGE ROCKS, STUMPS, OR OTHER DEBRIS. TOPSOIL OF CLAY LOAM WITH A P.I. OF 15 - 20 AND FREE OF TREE ROOTS, ROCKS GREATER THAN 2 INCHES IN DIAMETER AND OTHER DEBRIS SHALL THEN BE UNIFORMLY SPREAD OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 4 INCHES, RESEEDING SHALL IMMEDIATELY FOLLOW TOPSOILING WITH THE FOLLOWING MIXTURE OF GRASSES AT THE FOLLOWING RATES OF APPLICATION:

ALAMO SWITCH GRASS 3 LBS/AC OR 0.1 LBS/1000 SQ. FT LOMETA INDIAN GRASS 2 LBS/AC OR 0.1 LBS/1000 SQ. FT PREMIER SIDE OATS GRAMA 5 LBS/AC OR 0.2 LBS/1000 SQ. FT **GREEN SPRANGLETOP** 2 LBS/AC OR 0.2 LBS/1000 SQ. FT **BUFFALO GRASS** 5 LBS/AC OR 0.2 LBS/1000 SQ. FT **BERMUDA GRASS** 5 LBS/AC OR 0.2 LBS/1000 SQ. FT RYE GRASS 5 LBS/AC OR 0.2 LBS/1000 SQ. FT TOTAL SEEDING RATE 27 LBS/AC OR 1.2 LB/1000 SQ. FT

SEED SHALL BE APPLIED BY BROADCAST OR DRILL METHOD AND SHALL BE DISTRIBUTED EVENLY OVER THE TOPSOILED AREAS, MULCHING SHALL IMMEDIATELY FOLLOW SEED APPLICATION.

MULCHING MAY BE ACCOMPLISHED BY A NUMBER OF METHODS AND WITH VARIOUS MATERIALS. HAY OR STRAW MATERIAL MAY BE SPREAD UNIFORMLY OVER THE GROUND EITHER BY HAND OR WITH A MULCHING OR SHREDDING MACHINE. SMALL BUSH OR TREE LIMBS 2. WHICH ARE REMOVED DURING CONSTRUCTION MAY ALSO BE PASSED THROUGH A SHREDDER AND SPREAD EVENLY OVER THE GROUND. MULCHES SHALL COVER THE GROUND COMPLETELY TO A MINIMUM DEPTH OF TWO (2) INCHES. LARGE CONCENTRATED ACCUMULATIONS SHOULD BE AVOIDED. FERTILIZER SHALL HAVE A COMPOSITION OF 16/20/0 AND SHALL BE APPLIED AT A RATE OF 25 LBS/ACRE. CONTRACTOR SHALL USE PELLETED OR GRANULAR SLOW RELEASE FERTILIZER, TO BE APPLIED ONCE AT PLANTING, AND ONCE AGAIN DURING THE TIME OF ESTABLISHMENT.

THE SEEDED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS FOLLOWING PLANTING AT A RATE SUFFICIENT TO THOROUGHLY SOAK THE SOIL TO A DEPTH OF SIX (6) INCHES. RAINFALL OCCURRENCES OF ONE-HALF INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE 10 DAYS. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE AND NO BARE SPOTS LARGER THAN 16 SQUARE 4.

UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO: THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY; OR THE INSTALLATION OF THE ELECTRIC OR WATER METER (IN THE 5 MILE ETJ), THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED FACILITY WAS CONSTRUCTED IN CONFORMITY TO THE APPROVED PLANS.

10. DEVELOPER INFORMATION:

PH: (737) 241-3512

OWNER:

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. SCHUYLER JOYNER 14605 N 73rd STREET, SCOTTSDALE, ARIZONA 85260 DRIFTWOOD, TX 78619

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

JOHN K. BLAKE, PE MURFEE ENGINEERING CO., INC. 1101 S. CAPITAL OF TX HWY, BLDG. D AUSTIN, TX 78746 PH: (512) 327-9204 FAX: (512) 327-2947

11. PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL AND TREE

CONTRACTOR:

TBD

PROTECTION MAINTENANCE:

SPOIL DISPOSAL NOTES:

THE TEMPORARY SPOILS DISPOSAL SITE ARE OUTLINED ON EROSION CONTROL MAP. NO PERMANENT SPOILS DISPOSAL ON-SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF SURPLUS MATERIAL INCLUDING ALL REQUIRED PERMITS.

GENERAL CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HAYS COUNTY AND CITY OF

DRIPPING SPRINGS STANDARD SPECIFICATIONS. BENCHMARKS:

NOTES: 1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (GRID). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.999920 (1.000080) UNITS: U.S. SURVEY FEET

HORIZONTAL/VERTICAL CONTROL - GRID COORDINATES

N=13957131.77 E= 2284824.06 CGS NEAR NORTH ROW OF FM-967 WEST OF PROPOSED DGRC ENTRANCE ROAD, APPROXIMATELY

40' EAST OF EAST END OF CURVE ON FM-967

TBM-410 N=13957056.13

 $ELEV = 976.80^{\circ}$

E= 2286215.90 CGS, WITH CAP "CAPITAL SURVEYING COMPANY, INC.", ON SOUTH SIDE PVMT. FM 967 ELEV = 984.21'

PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF DRIPPING SPRINGS, CONSULTING ENGINEER, CONTRACTOR, COUNTY ENGINEER, TCEQ EAPP AND ANY OTHER AFFECTED PARTIES. NOTIFY ENTITIES AT LEAST 48 HOURS PRIOR TO THE TIME OF CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.

BLASTING IS NOT PERMITTED FOR THIS PROJECT.

ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION

USE TEXAS EXCAVATION SAFETY SYSTEM: CALL 1-800-344-8377 48 HOURS BEFORE YOU

ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

STRIPING NOTES:

1. ALL STOP LINES SHALL BE 24 INCHES WIDE EXTENDING ACROSS ALL APPROACH LANES AND WHITE IN COLOR.

CHANNELIZING LINE MARKERS SHALL BE 8 INCHES WIDE AND WHITE IN COLOR.

REFER TO SPECIFICATION #E-16 (TEXAS S.D.H,P,T. ITEM 670) FOR STRIPING REQUIREMENTS.

SHOULDERS SHALL BE MARKED WITH A SOLID WHITE LINE.

ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

TREE PROTECTION NOTES:

ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.

TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY

SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING). FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES WILL BE LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE

A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT

OR FILL) AND OR TRENCHING. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT

OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE

WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER

LIMITS OF THE PERMEABLE PAVING AREA. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER

THAN 6 FEET TO THE BUILDING. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER

SPECIAL REQUIREMENTS, CONTACT THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY.

WHERE ANY OF THE ABOVE EXCEPTIONS RESULTS IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOLID COMPACTION.

ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.

ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINES OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES.

SPECIAL STREET CONSTRUCTION NOTES:

PAVEMENT THICKNESS DESIGN RECOMMENDATIONS QUOTED FROM: BALCONES GEOTECHNICAL, DRIFTWOOD GOLF AND RANCH CLUB - PHASE 4 DATED MARCH 29, 2023

Natural subgrade conditions consist primarily of residual soil and/or completely weathered limestone (CWLS). Because the residual soil cover is 2 ft or less and sometimes contains fat clay constituents, this dark brown surficial layer should be removed in its entirety, thereby resulting in a CWLS or weathered limestone subgrade condition in cut areas. This may require additional undercutting in areas that encounter a thicker layer of dark brown clay.

Pavement areas requiring fill should be brought to grade using select fill material consisting of either site generated limestone derivative excavation spoil or imported select fill materials. In general, these select fill materials should conform to the following gradation and plasticity criteria:

> Retained on 3" sieve 5-45% Retained on 7/8" sieve Retained on No. 4 sieve 35-75% Retained on No. 40 sieve 60-90% 65-95% Retained on No. 200 sieve

Material passing the No. 40 sieve should generally meet the following plasticity

PI 3-15% 25-40% passing No. 40 sieve 10-25% passing No. 40 sieve PI 4-20%

Based on the subgrade conditions encountered in the borings and the previous specification for select fill, an estimated Texas Triaxial Classification of 4.7 (CWLS, limestone derivative fill, and weathered limestone) with corresponding resilient modulus of 6,000 psi was used for this pavement thickness design.

	Recommend	ed Flexible Pavem	ent Thickne	ess	
Street		CLBM Th	ickness (in	ches)	
	18-kip ESAL	CH Subgra	de ⁽¹⁾	CWLS/SC	HMAC Thickness (inches)
Classification	ESAL	>2 ft Thick Use Geogrid (3)	<2 ft Thick	Subgrade ⁽¹⁾	
Local Boodway	34,000	12	10	9	2.0
Local Roadway	23,000	23,000 10		8	2.0
Special Notes:		•			

Actual subgrade conditions should be observed by the geotechnical engineer in the field once final subgrade has been established.

This recommended HMAC thickness should be considered a minimum value, not an average value. Since specifying this as a minimum is a departure from the COA TCM, all bidding contractors should be aware of this change prior to bid submittal. Test cores will be taken to assure these minimums have been satisfied throughout the section.

Geogrid may consist of biaxial or triaxial grid meeting TxDOT Standard DMS 6240 Type II, placed FPS runs for the Local Roadways allow a minimum HMAC thickness of 1.5 inches. Balcones

recommends a minimum thickness of 2 inches be used for design due to inherent construction

THE SUBGRADE IMPROVEMENT SHOULD BE EXTENDED 3 FEET BEYOND BACK OF CURB LINE.

CONSTRUCTION SEQUENCING NOTES:

tolerances and heavier temporary construction traffic.

48 HOURS PRIOR TO BEGINNING ANY WORK, CALL DIG TESS AT 1-800-344-8377 FOR UTILITY LOCATIONS AND OBTAIN STREET CUT PERMIT FOR ANY WORK IN RIGHT-OF-WAY.

INSTALL TEMPORARY EROSION CONTROLS AND TREE/NATURAL AREA PROTECTION FENCING PRIOR TO PRE-CONSTRUCTION MEETING. NOTIFY HAYS COUNTY, TCEQ EAPP (512-339-2929), DRIPPING SPRINGS, OWNER, AND ENGINEER FOR A PRE-CONSTRUCTION MEETING AT LEAST 3 DAYS PRIOR TO THE MEETING

ROUGH GRADE THE ROADS.

BEGIN INSTALLATION OF UNDERGROUND UTILITIES. RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY DITCHES/CHANNELS AND LARGE OPEN AREAS.

REGRADE STREETS TO SUBGRADE.

INSURE ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY FIRST COURSE BASE ON ALL STREETS.

INSTALL RIBBON CURB.

LAY FINAL BASE COURSE ON ALL STREETS. LAY ASPHALT.

COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN RIGHT-OF-WAY.

COMPLETE STRIPING AND SIGNAGE. COMPLETE PERMANENT EROSION CONTROLS AND RESTORATION OF SITE VEGETATION.

REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS

COMPLETE ANY NECESSARY FINAL DRESS UP.

TYPICAL SEQUENCE OF CONSTRUCTION

1. HOLD PRE-CONSTRUCTION MEETING.

2. NO CLEARING OR ROUGH CUTTING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY HAYS COUNTY

3. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE, IF REQUIRED, IN THE APPROVED PLANS.

4. ROUGH CUT DETENTION/WATER QUALITY PONDS/BASINS AND DIRECT RUNOFF TO PONDS TO ACT AS A SEDIMENT TRAP.

5. ROUGH GRADE STREETS

6. INSTALL ALL UTILITIES IN THE RIGHTS-OF-WAY.

7. REGRADE AND COMPACT SUBGRADE. MEET WITH INSPECTOR AND /DESIGN ENGINEER TO DETERMINE AREAS OF DIFFERING STREET SECTIONS OR SUBGRADE PREPARATION, IF CALLED FOR IN THE GEOTECHNICAL REPORT.

8. INSURE ALL UNDERGROUND UNTILITY CROSSINGS ARE IN PLACE INCLUDING SLEEVES FOR DRY UTILITIES AND INSTALL FIRST COURSE OF BASE.

9. INSTALL CURBS, RIP-RAP AND MISCELLANEOUS CONCRETE.

10. INSTALL SECOND COURSE OF BASE.

11. PRIOR TO PAVING, ALL UTILITY TESTING MUST BE COMPLETE AND APPROVED BY THE UTILITY OWNER.

12. LAY ASPHALT.

13. FINAL GRADE ANY DITCHES AND PARKWAYS.

14. REVEGETATE ALL DISTURBED AREAS. DISPOSE OF SPOIL IN AN APPROVED MANNER.

15. SCHEDULE A FINAL INSPECTION.

16. AFTER ACCEPTANCE OF CONSTRUCTION, TEMPORARY EROSION CONTROLS MAY BE

Texas Commission on Environmental Quality Contributing Zone Plan **General Construction Notes**

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30. Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include: the name of the approved project;

 the activity start date: and - the contact information of the prime contractor.

All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.

No hazardous substance storage tank shall be installed within 150 feet of a water supply source. distribution system, well, or sensitive feature.

Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features,

Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity:

Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented

from being discharged offsite. All excavated material that will be stored on-site must have proper E&S controls.

If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:

 the dates when major grading activities occur; - the dates when construction activities temporarily or permanently cease on a portion of the site; and

the dates when stabilization measures are initiated.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

B. any change in the nature or character of the regulated activity from that which was originally approved;

D. any development of land previously identified as undeveloped in the approved contributing 15. Permit is required for construction in 'Right of Way': Ordinance 7.10. No driveway,

C. any change that would significantly impact the ability to prevent pollution of the Edwards

Austin Regional Office San Antonio Regional Office 12100 Park 35 Circle, Building A 14250 Judson Road San Antonio, Texas 78233-4480 Austin, Texas 78753-1808 Phone (512) 339-2929 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

SWPPP NOTES

Fax (512) 339-3795

THIS PROJECT IS SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT TXR150000 FOR CONSTRUCTION ACTIVITIES. THE GENERAL PERMIT REQUIRES THE PREPARATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL BE PROVIDED BY THE CONTRACTOR FOR USE BY THE CONTRACTOR, THE CONTRACTOR SHALL PROVIDE THE NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) TO THE TCEQ. THE CONTRACTOR'S RESPONSIBILITIES ARE AS FOLLOWS:

MAINTAIN A COPY OF THE SWPPP AND A SET OF CONSTRUCTION PLANS WITH THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AT THE WORK SITE AT ALL TIMES.

PRIOR TO SITE DISTURBANCE. POST A COPY OF THE OWNER'S AND CONTRACTOR'S NOI FORMS AT THE WORK SITE. SIGN THE CERTIFICATION AND OBTAIN A SIGNED CERTIFICATION STATEMENT FROM ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT

CONTROL MEASURES WHICH INDICATES THAT THE CONTRACTOR AND SUBCONTRACTOR UNDERSTANDS THE PERMIT REQUIREMENTS (FORMS ARE IN THE SWPPP) FOLLOW AND COMPLY WITH ALL ASPECTS OF THE TPDES GENERAL PERMIT NO. TXR150000. THIS INCLUDES BUT IS NOT LIMITED TO FIELD INSPECTIONS AND REPORT, MAINTAINING AND REPAIRING EROSION CONTROLS AND UPDATING EROSION CONTROLS AND UPDATING

EROSION CONTROL PLAN SHEETS BASED ON FIELD CHANGES AND MODIFICATIONS. FILE A COPY OF THE CONTRACTOR'S NOT WITH THE TCEQ ONCE THE WORK IS COMPLETED IN ACCORDANCE WITH THE TPDES GENERAL PERMIT NO TXR150000 AND HAS BEEN ACCEPTED BY THE OWNER.

OSHA NOTES

ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (O.S.H.A.). COPIES OF O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A., LA COSTA GREEN BUILDING, 1033 LA POSADA, SUITE 375, AUSTIN, TEXAS 78752.

HAYS COUNTY ROAD DEPARTMENT

P.O. BOX 906 San Marcos, TX 78667



512/393-7385 512/738-2555 FAX: 512/393-7393

TO ALL CONTRACTORS: GENERAL CONSTRUCTION NOTES FOR PLANS

THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY HAYS COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.

1. Seventy-Two (72) hours prior to the beginning of construction, the developer shall arrange a pre-construction conference with all pertinent parties.

2. All roadway and drainage improvements shall be designed and constructed in accordance with Hays County specifications. Contractor shall be responsible for obtaining any necessary permits from Hays County Road and Bridge Department prior to beginning any on-site construction. Contractor shall be responsible for scheduling the necessary inspections from the Hays County Road and Bridge Department. All repairs to improvements caused by contractor's failure to install improvements in accordance with Hays County specifications and these construction plans shall be the responsibility of the contractor. Hays County Transportation Department's acceptance of the improvements are contingent on repairs being made to Hays County's satisfaction. Delays caused by repairs are the responsibility of the contractor.

3. A minimum of two (2) Benchmarks shall be shown on the construction plans.

4. All bedding materials used within the ROW shall comply with COA Item 510.

5. All concrete placed within the ROW shall be a minimum of Class A. The use of rebar chairs and tests cylinders will be required on PCC valley gutter placements.

6. The proposed fully developed stormwater runoff rate cannot exceed existing conditions runoff rate.

7. Dewatering operations must use SWPPP-specified methods only. If such methods are only general or not applicable, pump from the top of the pool (rather than the bottom) and discharge to a vegetated, upland area (away from waterbodies or drainages) or use another type of filtration prior to discharge. Refer to the EPA 2017 General Construction Permit, Section 2.4, as applicable.

8. The contractor shall supply qualified personnel to perform SWPPP inspections on project ≥ 1 acre. Qualified personnel shall have CISEC, CESSWI, or equivalent certification approved by the MS4.

9. Contractor shall ensure that mud and debris tracked onto publicly maintained roadways from vehicles leaving the construction site will be cleaned up daily.

10. No **EXPLOSIVES** shall be used for this project without **TCEQ** approval.

11. All holes, trenches and other hazardous areas shall be adequately protected by barricades, fencing, lights and/or other protective devices in compliance with COA 509S and OSHA regulations at all times.

12. The contractor shall submit a Trench Safety Plan prepared and sealed by an engineer licensed by the State of Texas prior to the start of the project. The contractor shall assign a competent person that has been properly trained and is qualified to make inspections and supervise the installation, maintenance, and removal of the trench safety or excavation safety system.

13. Hays County is not responsible for sidewalk maintenance. A fully executed license agreement must be in-place prior to construction of sidewalks within Hays County ROW.

14. Contractor shall comply with construction sequencing which may be specified somewhere in the construction plans.

shall be allowed without first obtaining a permit from the Hays County Road and Bridge Department. 16. Prior to the installation of any road building material the subgrade shall be inspected by Hays County. Prior to paving, base material shall be inspected by Hays County. The owner or his agent shall notify Hays County forty-eight (48) hours prior to the time when the inspection is needed

17. All outfalls constructed within Hays County must be submitted to Hays County with GPS coordinates at the end of each project. Coordinates will be submitted on the NAD 1983 State Plane South Central FIPS 4204 Feet Coordinate System. All coordinates will be submitted in grid units. The required file type for coordinate data submissions is *txt format.

18. At the time a final inspection and release of performance security is requested; the design engineer shall provide a complete set of "As-Built" Record drawings in PDF format (300dpi) on a virus free disk and shall certify that all road and drainage construction has been completed in substantial accordance with previously approved plans and specifications, except as noted. No performance security will be released without these exhibits.

HAYS COUNTY SEQUENCE OF CONSTRUCTION:

3. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZED

CONSTRUCTION ENTRANCE, IF REQUIRED, IN THE APPROVED PLANS.

HOLD PRE-CONSTRUCTION MEETING. NO CLEARING OR ROUGH CUTTING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY HAYS COUNTY.

FILE A NOTICE OF INTENT (NOI) AND APPLICABLE PAYMENT TO THE TCEQ AT LEAST 2 DAYS REGRADE AND COMPACT SUBGRADE. MEET WITH INSPECTOR AND DESIGN ENGINEER TO DETERMINE AREAS OF DIFFERING STREET SECTIONS OR SUBGRADE PREPARATION, IF CALLED FOR IN THE GEOTECHNICAL REPORT.

> 7. ENSURE ALL UNDERGROUND UTILITY CROSSINGS ARE IN PLACE INCLUDING SLEEVES FOR DRY UTILITIES AND INSTALL FIRST COURSE OF BASE. INSTALL CURBS, RIP-RAP AND MISCELLANEOUS CONCRETE. INSTALL SECOND COURSE OF BASE.

> 10. PRIOR TO PAVING, ALL UTILITY TESTING MUST BE COMPLETE AND APPROVED BY THE

UTILITY OWNER. 11. LAY ASPHALT

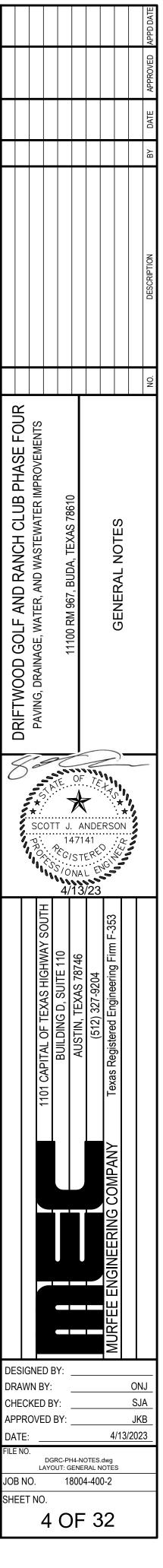
4. ROUGH GRADE DRIVES AND PARKING.

INSTALL ALL UTILITIES.

12. FINAL GRADE ANY DITCHES AND PARKWAYS. 13. RE-VEGETATE ALL DISTURBED ARES. DISPOSE OF SPOIL IN AN APPORVED MANNER. 14. SCHEDULE A FINAL INSPECTION.

15. AFTER ACCEPTANCE OF CONSTRUCTION, TEMPORARY EROSION CONTROLS MAY BE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED JOB NO. THEM. IN APPROVING THESE PLANS. THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

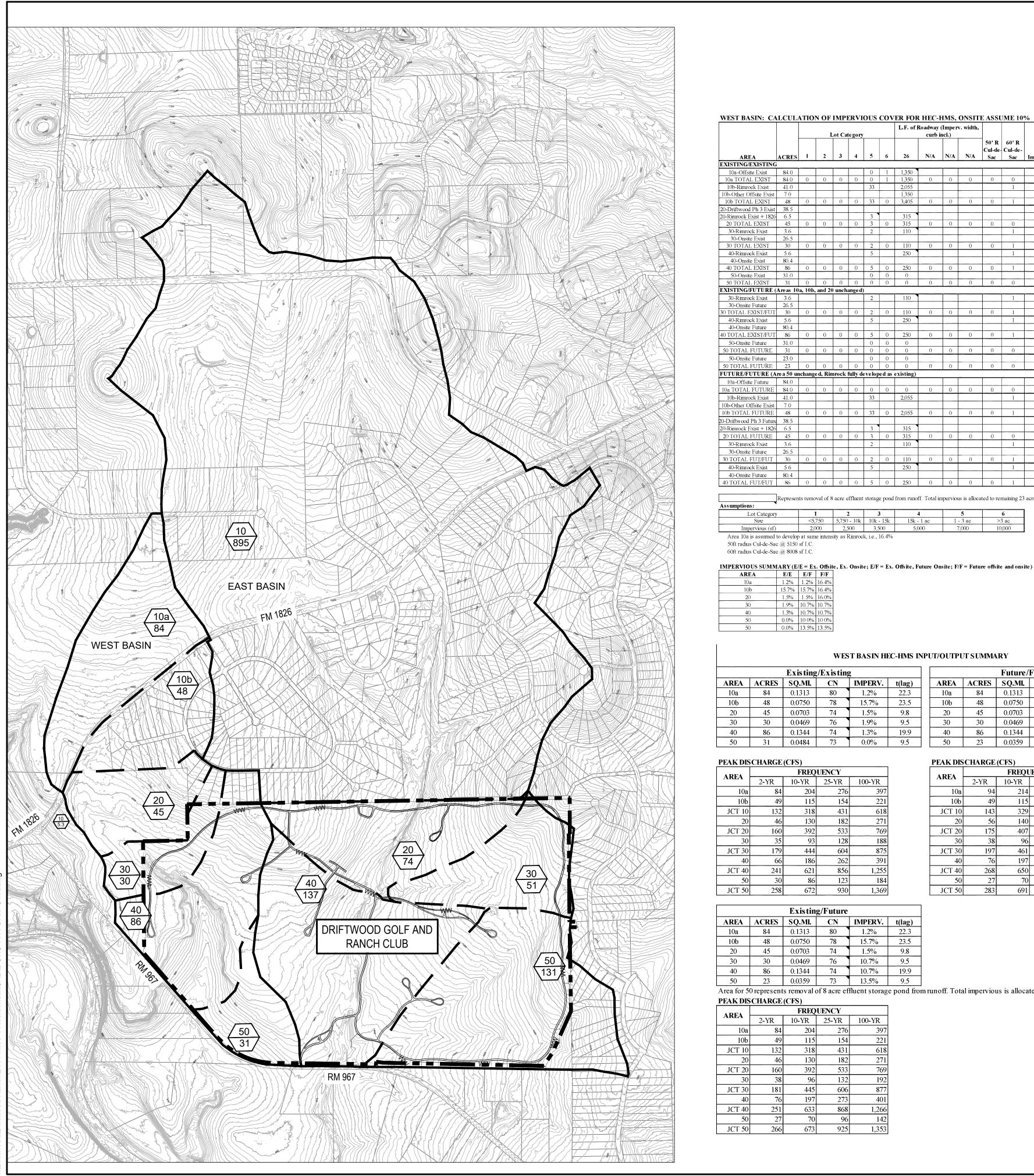


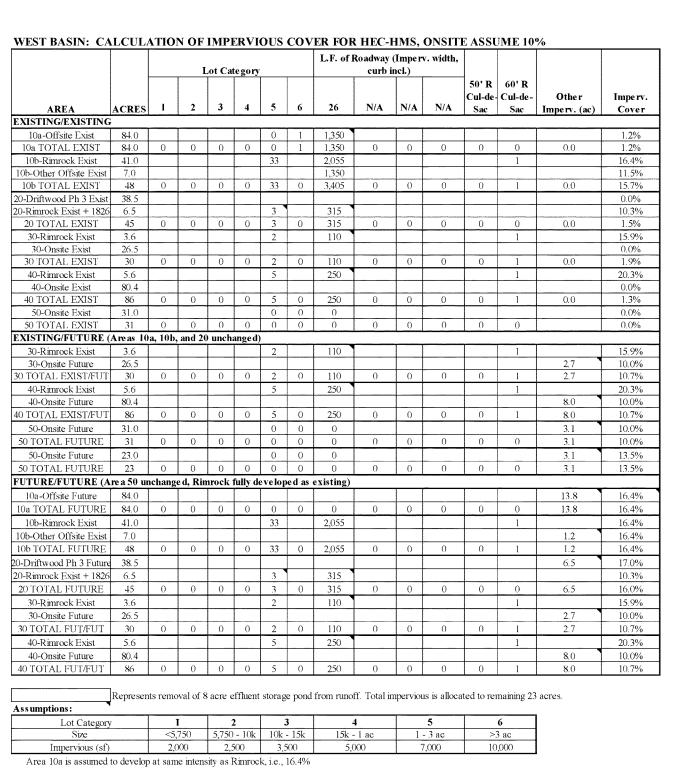
DESIGNED BY:

DRAWN BY: CHECKED BY: APPROVED BY

HEET NO.







1182 1122 2000 0.030 SCF-U

- 0 - SS

- 1700 - Stream

- 0 - SS

- - 2000 - Stream

1500 0.039 SCF-U

EAST BASIN: TIME OF CONCENTRATION

- - 0 - SS - 8 0.0

- - 0 - Stream

WEST BASIN: TIME OF CONCENTRATION

Drng Area Elev1 Elev2 L(ft) S(ft/ft) Flow Type n Vel(fps) t(c) 100 0.030 Sheet

> - - 0 - SS - 8 0.0 - - 0 - Stream - 6 0.0

> > SS

SS

Stream

- 2.4 27.0

Total (min): 37.1 t (lag) 22.3

Total (min): 39.2 t (lag) 23.5

7.4

16.4

0.0

2.9

Total (min): t (lag)

8

8 6

- 6 0.0

Total (min): 15.8

Total (min): 33.1

Total (min): 15.9

t (lag) 9.5

Total (min): 22.0 t (lag) 13.2

Total (min): 22.5 t (lag) 13.5

- 8 0.0

- 8

Reference: Urban Hydrology for Small Watersheds, TR55, USDA-SCS, June 1986

EXISTING AND DEVELOPED UNCHANGED DUE TO LOW IMPERVIOUS

1117 1034 3840 0.022 SCF-U

Note: SCF-U = Shallow concentrated flow - unpaved, SCF-P = paved.

1078

WEST BASIN HEC-HMS INPUT/OUTPUT SUMMARY Reference: Urban Hydrology for Small Watersheds, TR55, USDA-SCS, June 1986 Future/Future Existing/Existing AREA ACRES SQ.MI. CN IMPERV. t(lag) AREA ACRES SQ.MI. CN IMPERV. t(lag) Note: SCF-U = Shallow concentrated flow - unpaved, SCF-P = paved. EXISTING AND DEVELOPED UNCHANGED DUE TO LOW IMPERVIOUS 10a 84 0.1313 80 1.2% 22.3 10a 84 0.1313 80 16.4% 10b 48 0.0750 78 15.7% 23.5 10b 48 0.0750 78 16.4% 22.3 20 45 0.0703 74 1.5% 9.8 20 45 0.0703 74 16.0% 9.8 30 30 0.0469 76 1.9% 9.5 30 30 0.0469 76 10.7% 9.5 40 86 0.1344 74 1.3% 19.9 40 86 0.1344 74 10.7% 19.9 Drng Area Elev1 Elev2 L (ft) S (ft/ft) Flow Type n Vel (fps) t(c) 1187 1182 100 0.050 Sheet

U	80	0.1544	/4	1.5%	19.9	40	80	0.1344	/4	10.7%	19.9									
0	31	0.0484	73	0.0%	9.5	50	23	0.0359	73	13.5%	9.5		-	-	7600	-	Stream	-	6 _	21.1
		I	1																Total (min):	41.3
K DIS CHARGE (CFS)					PEAK DISCHARGE (CFS)												t (lag)	24.8		
EPA		FREQ	UENCY			ADEA		FREQU	ENCY								_			
EA	2-YR	10-YR	25-YR	100-YR		AREA	2-YR	10-YR	25-YR	100-YR		20	1076	1071.5	100	0.045	Sheet	0.2	-	8.6
10a	84	204	276	397		10a	94	214	286	406			1071.5	1032	1400	0.028	SCF-U	-	2.7	8.6
10b	49	115	154	221		10b	49	115	154	221			-	-	0	-	SS	-	8	0.0
T 10		318	431	618		JCT 10		329	440				-	-	1640	_	Stream	-	6	4.6
20	46		182	271		20	 	140	192	280									Total (min):	21.8
T 20	160	392	533	769		JCT 20		407	548										t (lag)	13.1
																			(2)	
30	35	93	128	188		30	38	96	132			30	1040	1036	100	0.040	Sheet	0.2		9.0
T 30	179	444	604	875		JCT 30	197	461	622	891		30						0.2	2.4	
40	66	186	262	391		40	76	197	272	401			1036	986	2200	0.023	SCF-U	-	2.4	15.1
T 40	241	621	856	1,255		JCT 40	268	650	885	1,283			-	-	0	-	SS	-	8	0.0
50	30	86	123	184		50	27	70	96				-	-	1230	-	Stream	-	6 _	3.4
T 50	258		930			JCT 50			943										Total (min):	27.5
.1 30	230	0/2	730	1,507		JC1 30		071	7 13	1,570									t (lag)	16.5
																			` • /	

Existing/Future						
AREA	ACRES	SQ.MI.	CN	IMPERV.	t(lag)	
10a	84	0.1313	80	1.2%	22.3	
10b	48	0.0750	78	15.7%	23.5	
20	45	0.0703	74	1.5%	9.8	
30	30	0.0469	76	10.7%	9.5	
40	86	0.1344	74	10.7%	19.9	
50	23	0.0359	73	13.5%	9.5	

E/E E/F F/F

						1					
rea for 5	0 represent	s removal	of 8 acre ef	fluent storag	e pond fro	m runoff.	Total imperv	ious is al	located to	remaining	23 ac
EAK DIS	CHARGE	(CFS)			_						
					I						

TEAR DISCHARGE (CFS)							
AREA	FREQUENCY						
AKEA	2-YR	10-YR	25-YR	100-YR			
10a	84	204	276	397			
10b	49	115	154	221			
JCT 10	132	318	431	618			
20	46	130	182	271			
JCT 20	160	392	533	769			
30	38	96	132	192			
JCT 30	181	445	606	877			
40	76	197	273	401			
JCT 40	251	633	868	1,266			
50	27	70	96	142			
JCT 50	266	673	925	1,353			

DRAINAGE BOUNDARIES

DRAINAGE AREA W/ ACREAGE

condition offsite, undeveloped onsite)						
AREA	ACRES	SQ.ML	CN	IMPERV.	t(lag)	
10	895	1.3984	78	20%	24.8	
20	74	0.1156	76	0%	13.1	
30	51	0.0797	79	0%	16.5	
40	137	0.2141	74	0%	13.2	
50	131	0.2047	74	2%	13.5	

EAST BASIN: HEC-HMS INPUT/OUTPUT SUMMARY

SCALE: 1"=800'

NOTE: SEE DISCOVERY PHASES ONE AND TWO DRAINAGE STUDY, DATED 3/22/18. STUDY REPRESENTS FULL DISCOVERY SUBDIVISION

AREA	FREQUENCY						
AREA	2-YR	10-YR	25-YR	100-YR			
10	909	2,095	2,810	4,009			
20	74	698	275	400			
JCT 20	957	2,216	2,980	4,260			
30	54	135	185	268			
JCT 30	999	2,324	3,125	4,469			
40	121	345	486	725			
JCT 40	1,062	2,496	3,364	4,819			
50	118	331	465	692			
JCT 50	1,130	2,677	3,619	5,200			

Existing/Future (Existing (undev. or dev.) condition								
offsite, developed onsite)								
AREA	ACRES	SQ.MI.	CN	IMPERV.	t(lag)			
10	895	1.3984	78	20%	24.8			
20	74	0.1156	76	10%	13.1			
30	51	0.0797	79	10%	16.5			
40	137	0.2141	74	10%	13.2			
50	131	0.2047	74	10%	13.5			

AREA -	FREQUENCY						
AREA	2-YR	10-YR	25-YR	100-YR			
10	809	2,095	2,810	4,009			
20	83	208	285	415			
JCT 20	961	2,220	2,984	4,264			
30	59	141	190	272			
JCT 30	1,007	2,332	3,133	4,476			
40	140	365	505	74 4			
JCT 40	1,077	2,511	3,379	4,834			
50	132	346	480	706			
JCT 50	1,151	2,701	3,642	5,222			

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DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED BY: 12/8/22

DGRC-PH4-DAM OVR.dwg

7 OF 32

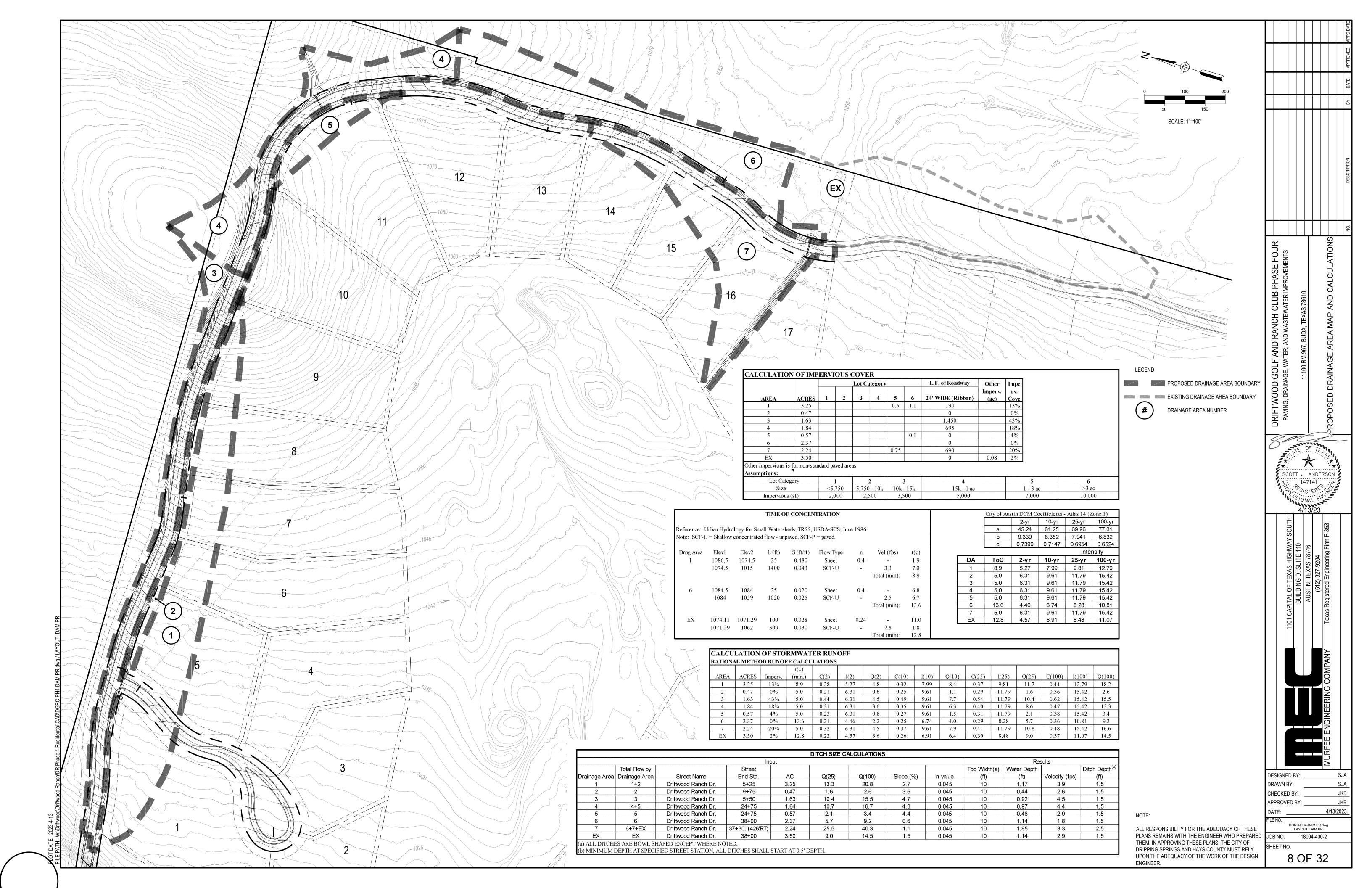
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18004-400-2

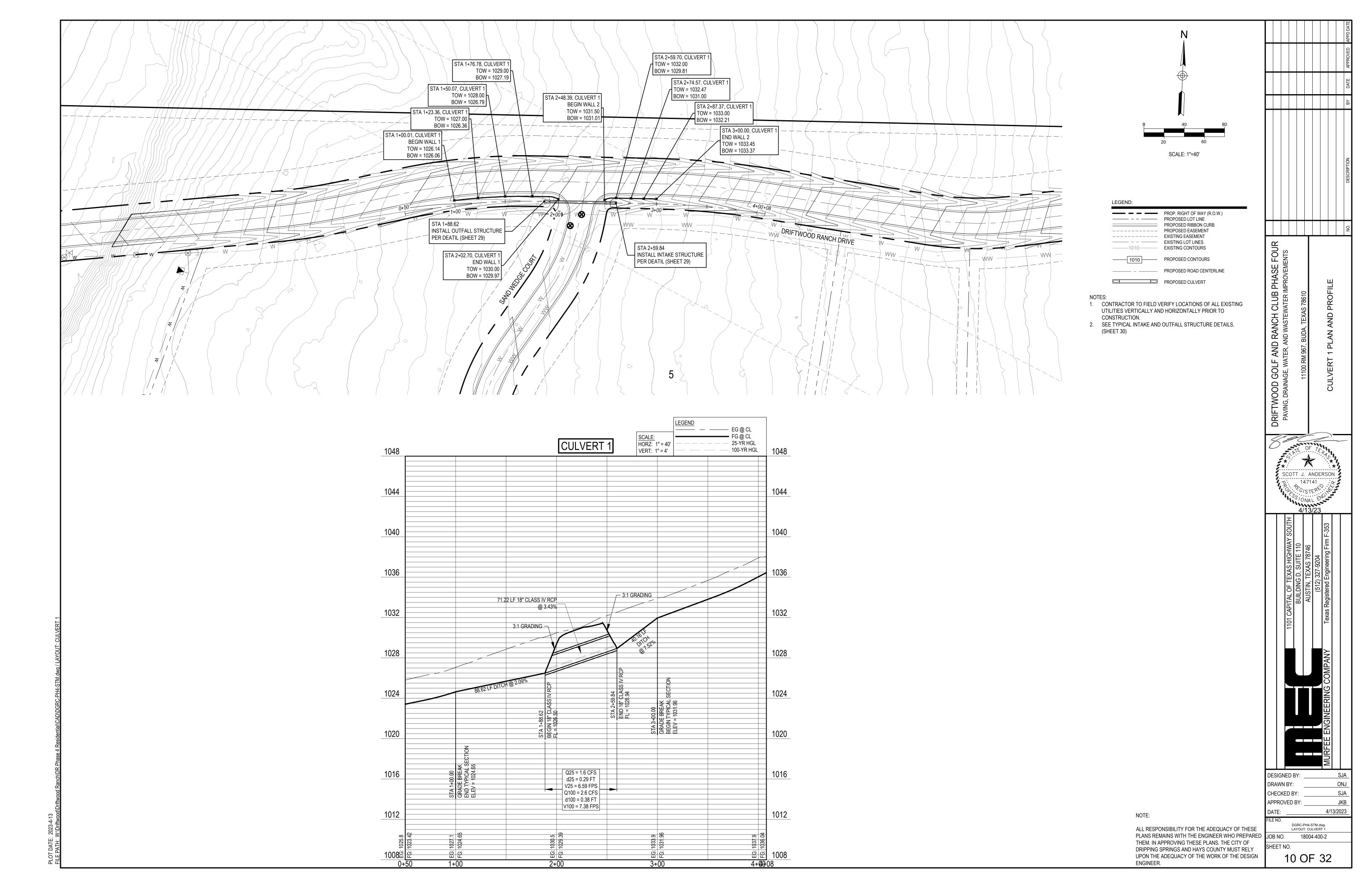
DRIFTWOOD (PAVING, DRAINA

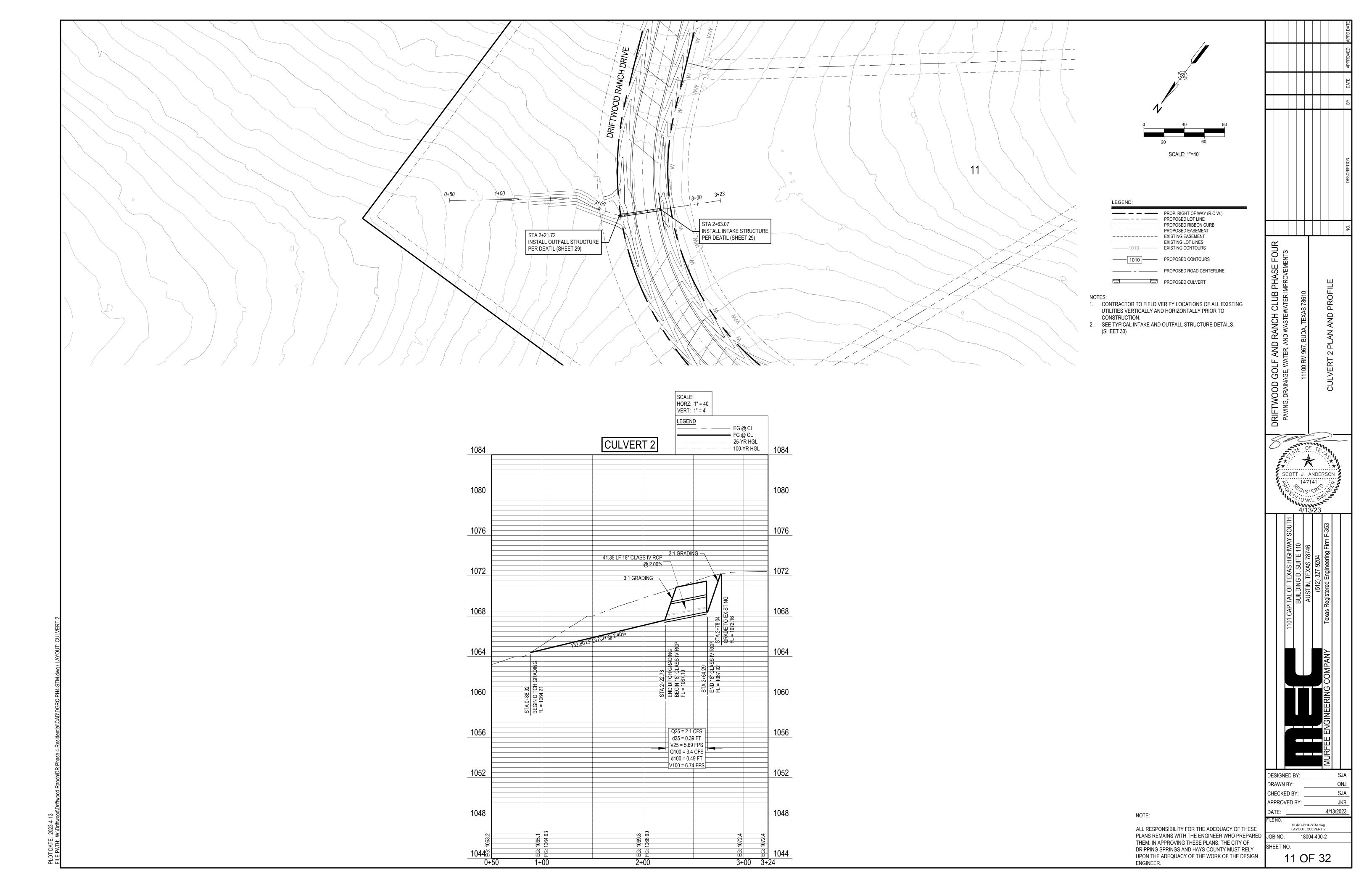
SCOTT J. ANDERSON

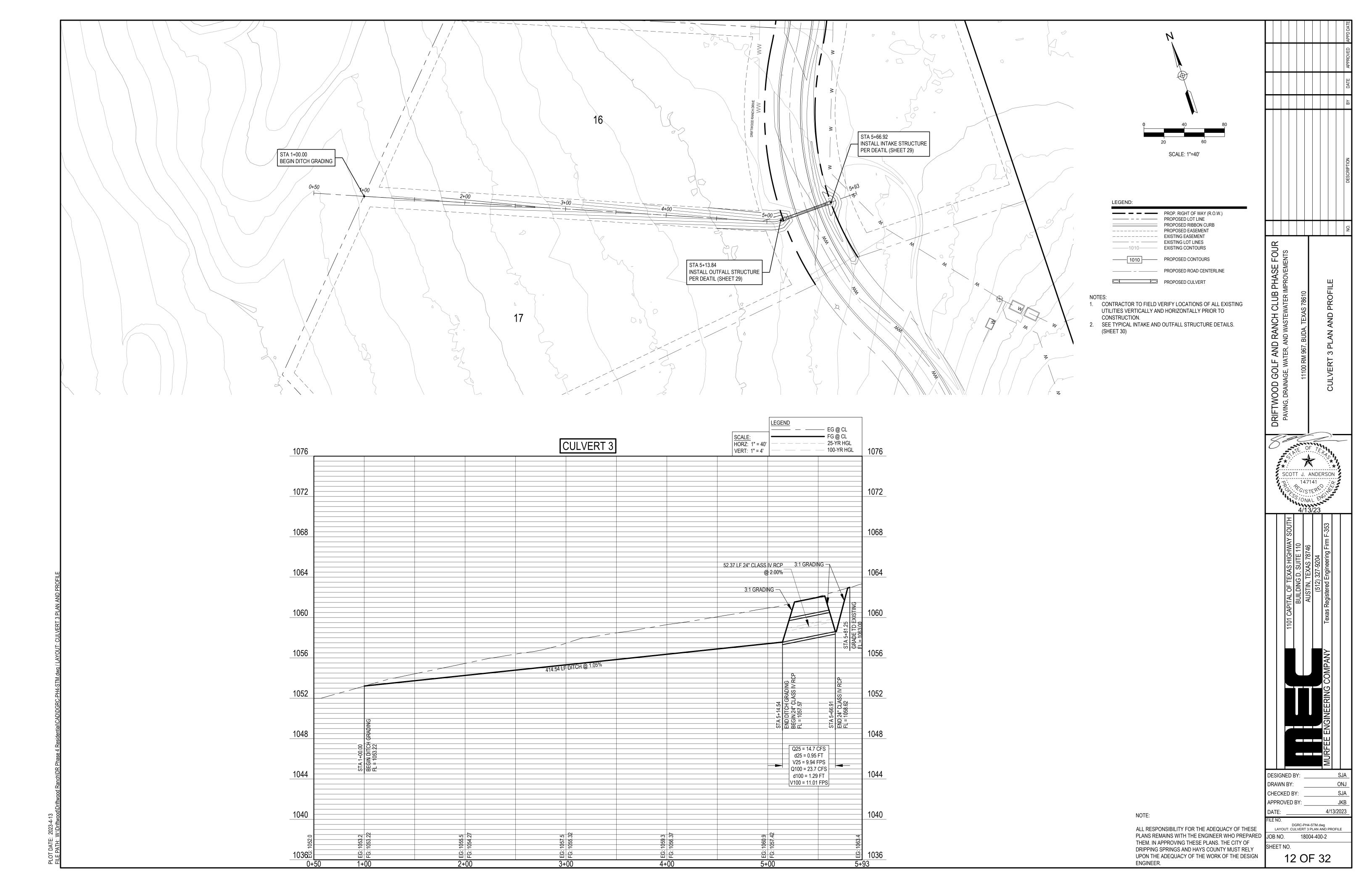
4/13/23

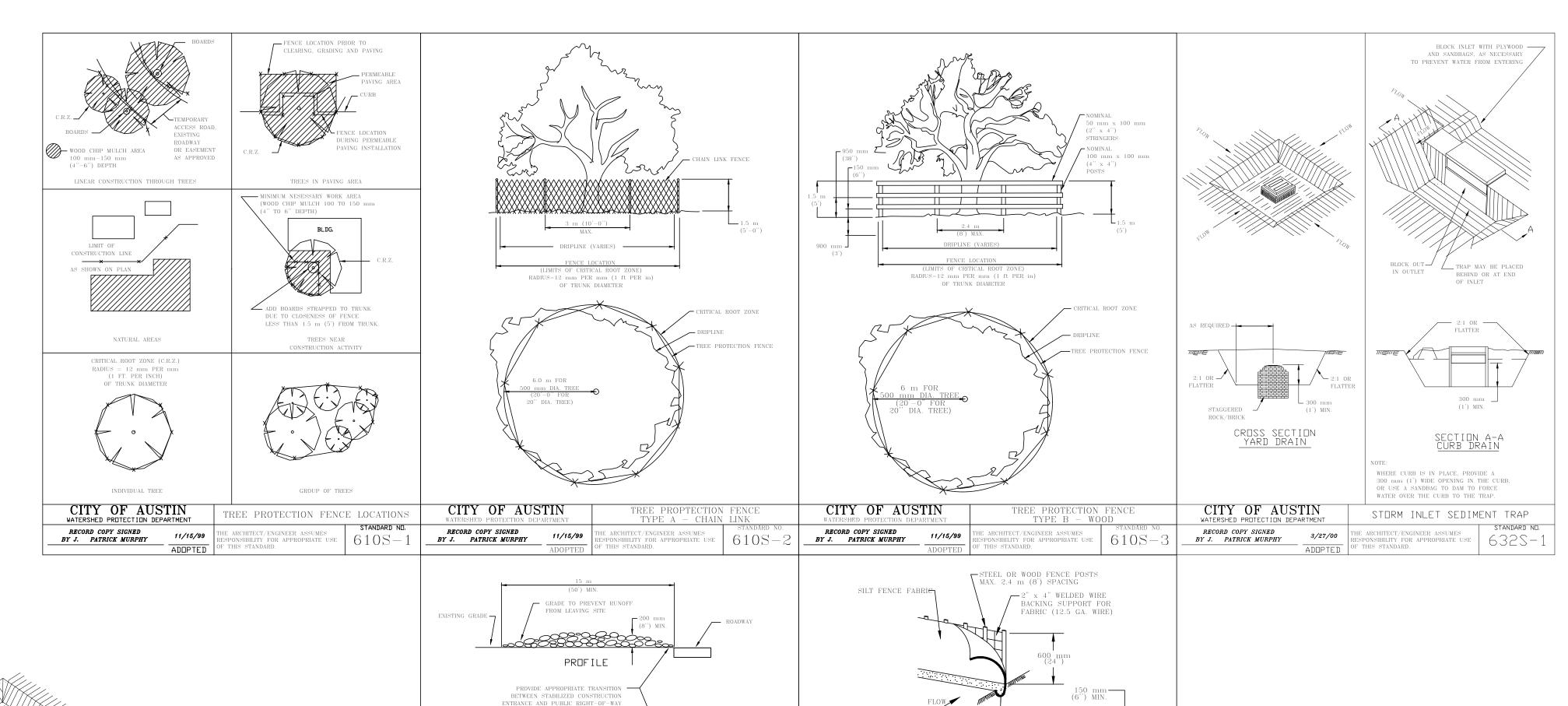


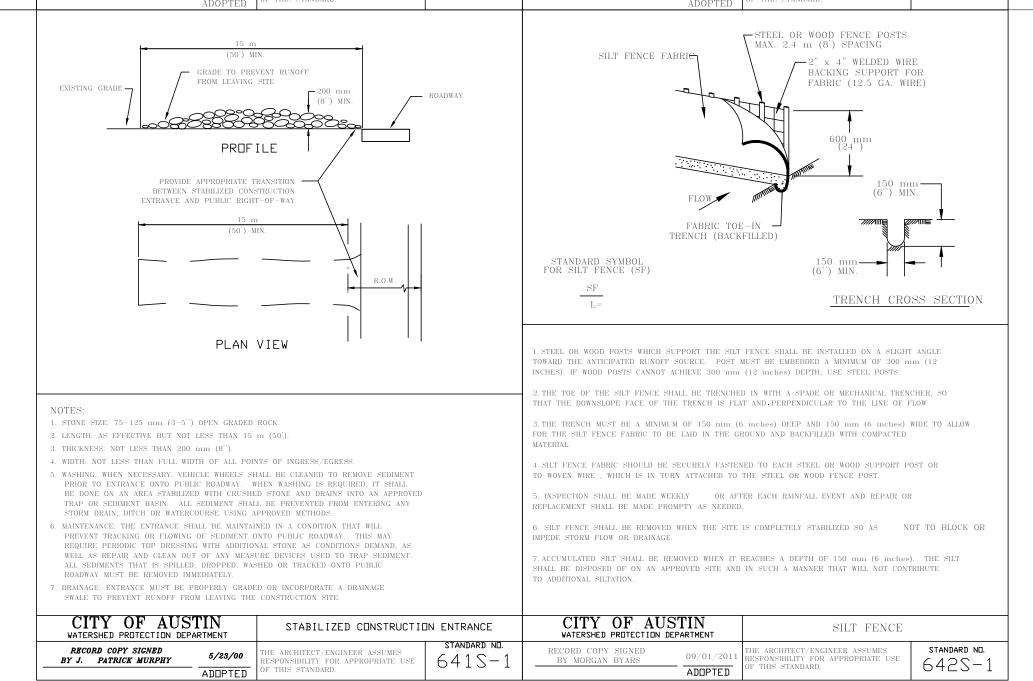












LINER

CROSS SECTION

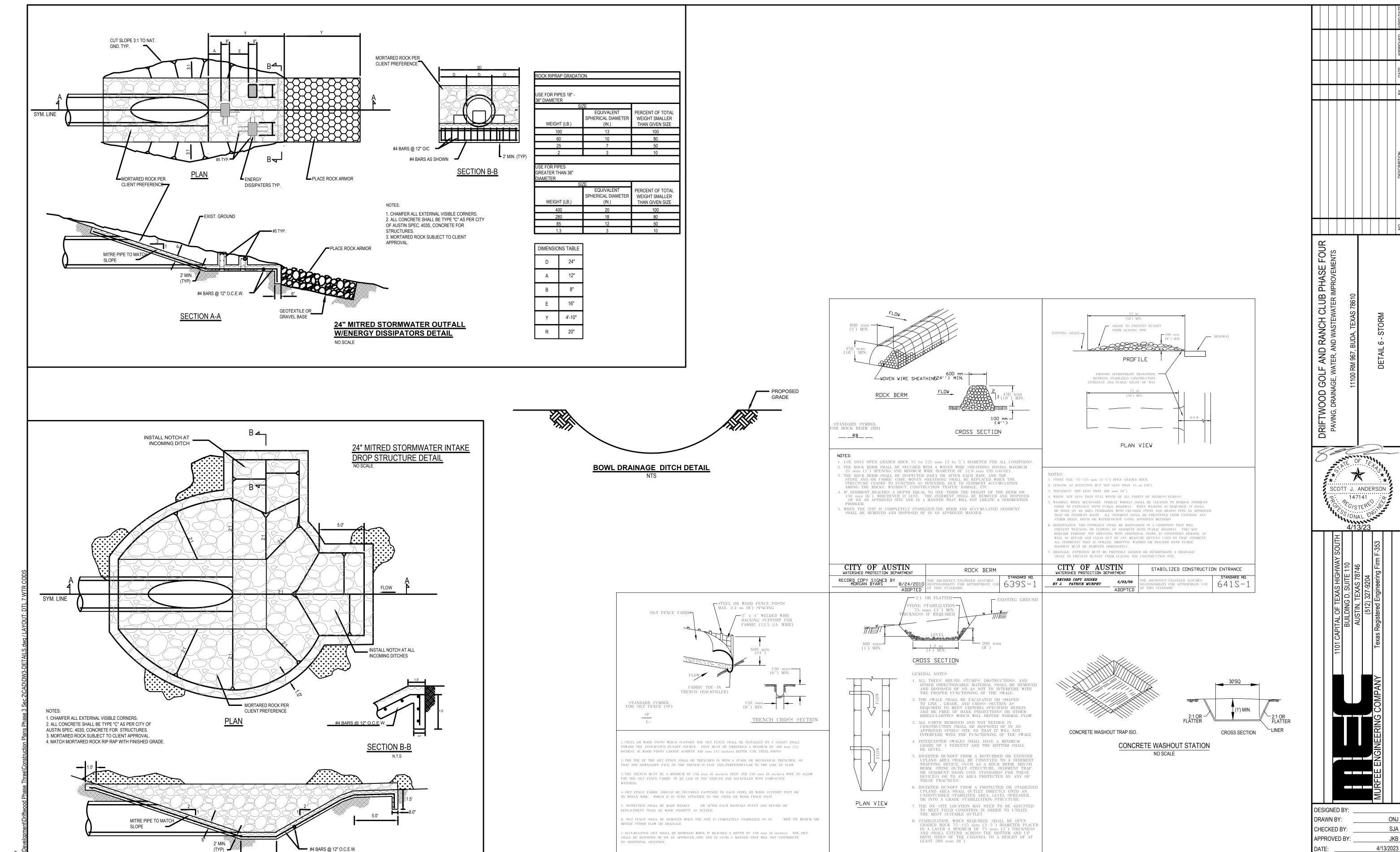
CONCRETE WASHOUT TRAP ISO.

CONCRETE WASHOUT STATION

NO SCALE

PLOT DATE: 2023-4-13 FILE PATH: W:\Driftwood\Driftwood Ranch\DR Phase 4 Residential\CAD\DGRC-PH4-DETAILS.dwg / LAYOUT: DTL 3 E&S

= AND RANCH CLUB F ATER, AND WASTEWATER IMI DRIFTWOOD GOLF A PAVING, DRAINAGE, WATE SCOTT J. ANDERSON 4/13/23 DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED BY: 4/13/2023 DATE: DGRC-PH4-DETAILS.dwg LAYOUT: DTL 3 E&S JOB NO. 18004-400-2 SHEET NO. 28 OF 32



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

ADOPTED

SILT FENCE

CITY OF AUSTIN

INTERCEPTOR SWALE

ARCHITECT/ENGINEER ASSUMES ONSIBILITY FOR APPROPRIATE USE 6315-1 HIS STANDARD.

SECTION A-A

JOB NO.

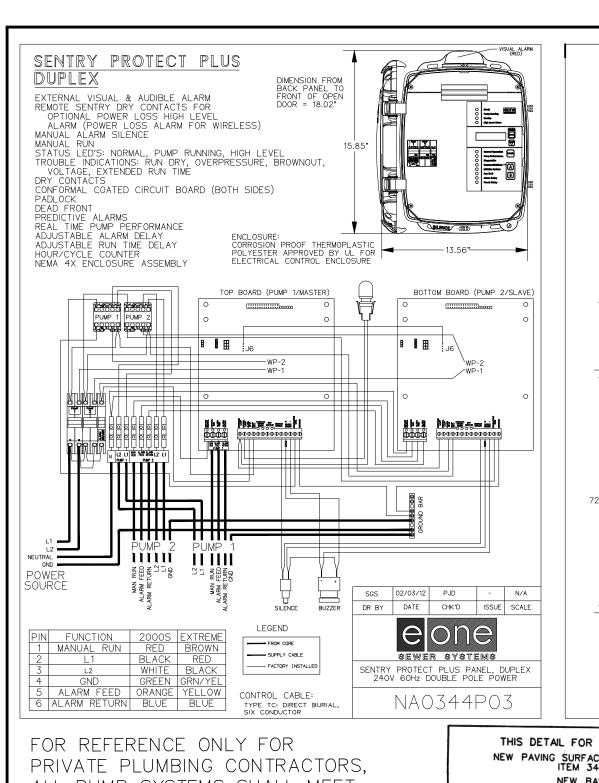
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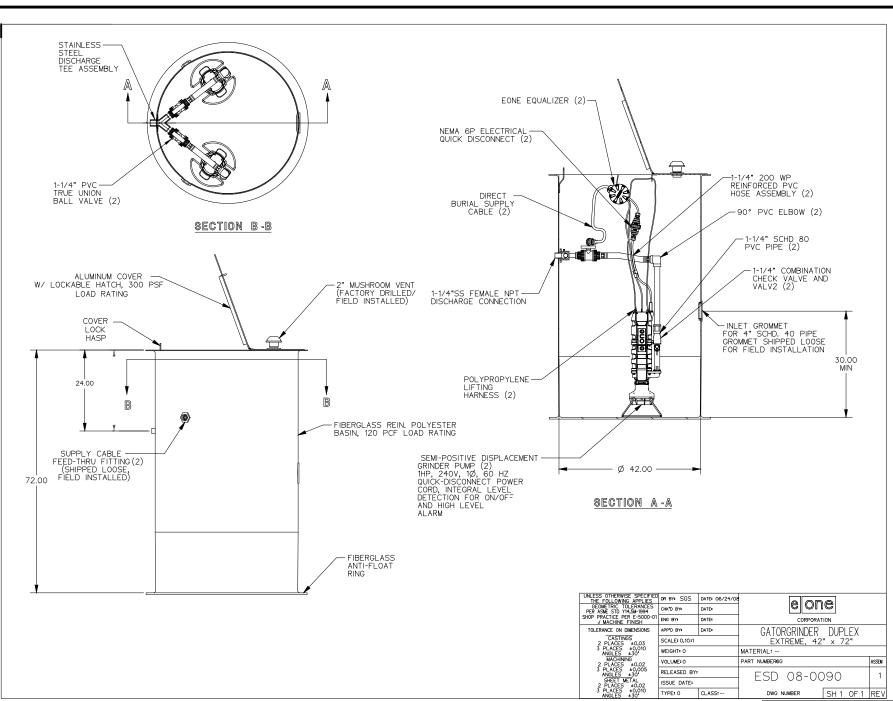
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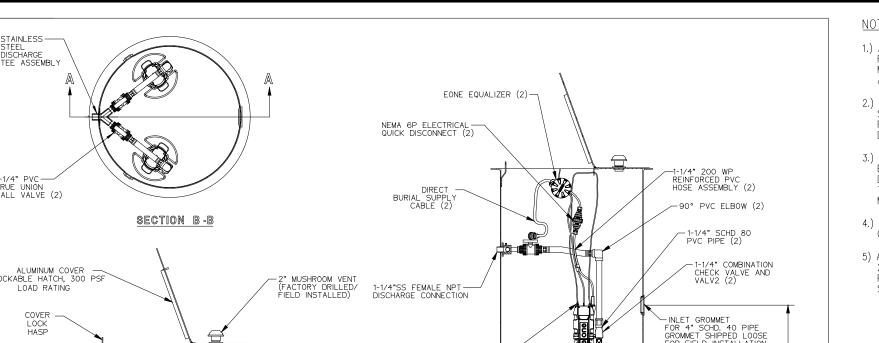
18004-400-2

LAYOUT: DTL 6 STORM (1)

31 OF 32







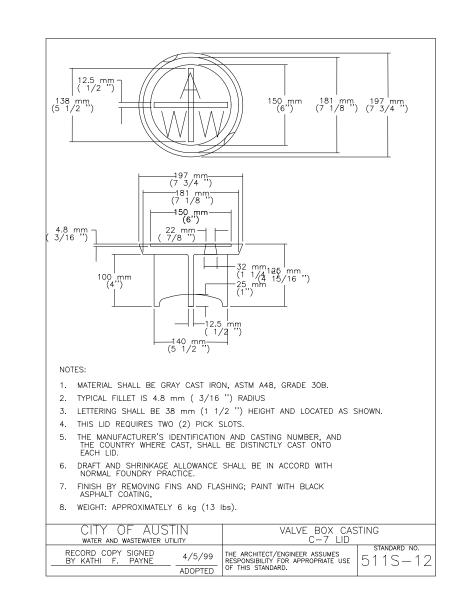
1.) ALL MANHOLES IN ROADWAY SHALL BE INSTALLED FLUSH TO MATCH ROAD SURFACE. ALL OTHER MANHOLES SHALL BE INSTALLED AT LEAST 6 INCHES

2.) THE SPACING BETWEEN TWO WAY CLEAN-OUTS SHALL BE NO MORE THAN 950 FEET ALONG A FORCE MAIN. THE MAXIMUM SPACING FOR SINGLE DIRECTION CLEAN-OUTS SHALL BE 475 FEET.

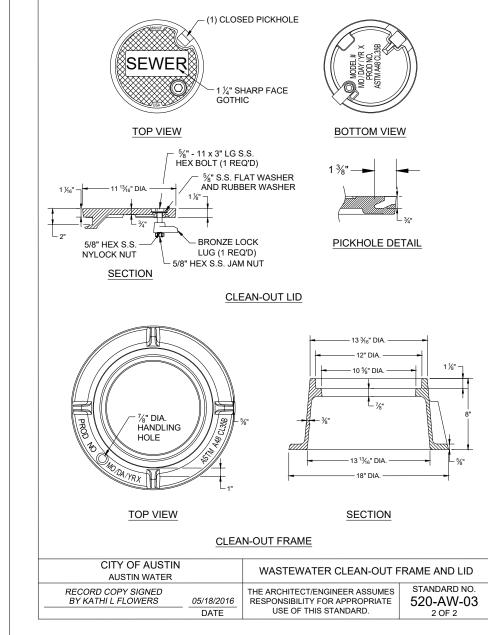
BEND AND PRIOR TO THE TOTAL CHANGE OF DIRECTION GREATER THAN 22.5°. ALL BENDS IN THE FORCE MAIN SHALL BE SWEEPING BENDS OR MADE UP OF LONG RADIUS 45° OR LESS BENDS.

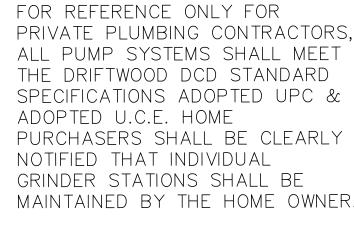
4.) PRIVATE LIFT STATIONS ARE TO BE DESIGNED BY OTHERS, IN ACCORDANCE WITH CHAPTER 30 TAC 217.

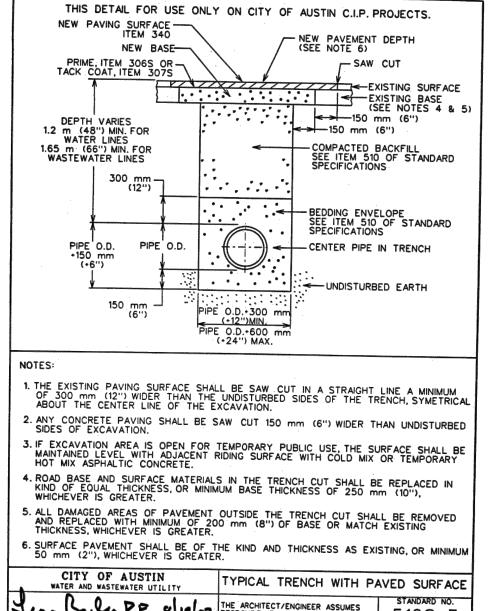
5) A MAINTENANCE CONTRACT IS REQUIRED BY CHAPTER 217 AND EVIDENCE OF SUCH SHALL BE PROVIDED PRIOR TO FINAL APPROVAL OF NEW LOW PRESSURE

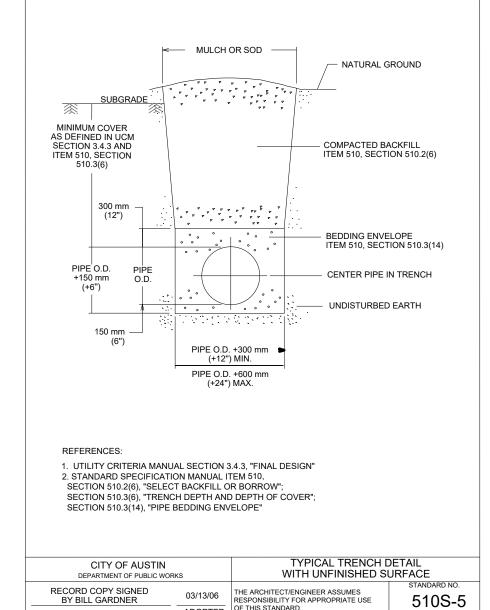


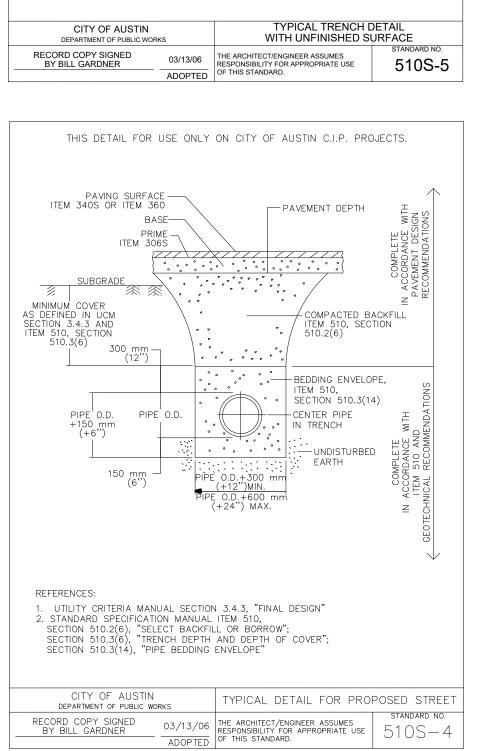
THIS DETAIL FOR USE ONLY ON CITY OF AUSTIN C.I.P. PROJECTS.

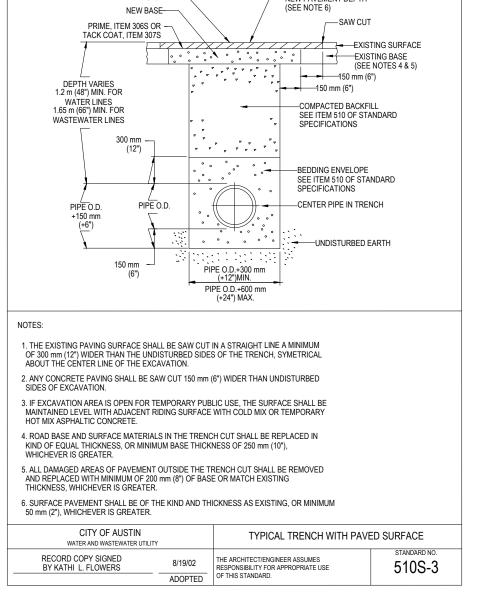


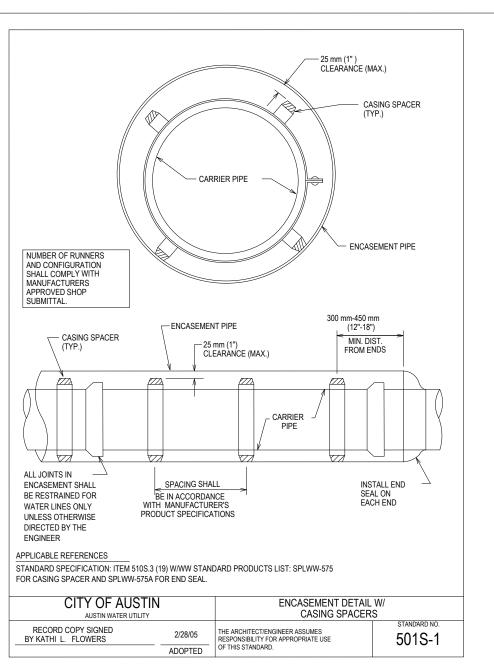


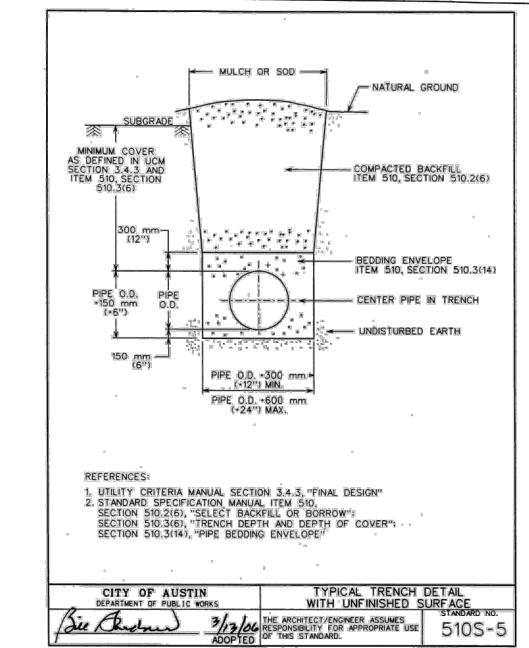


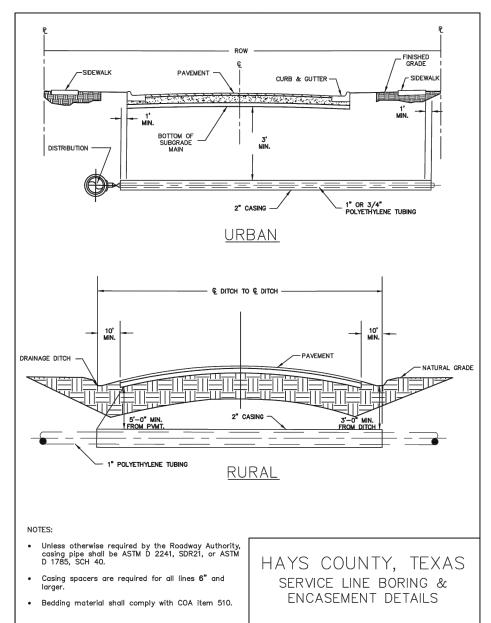


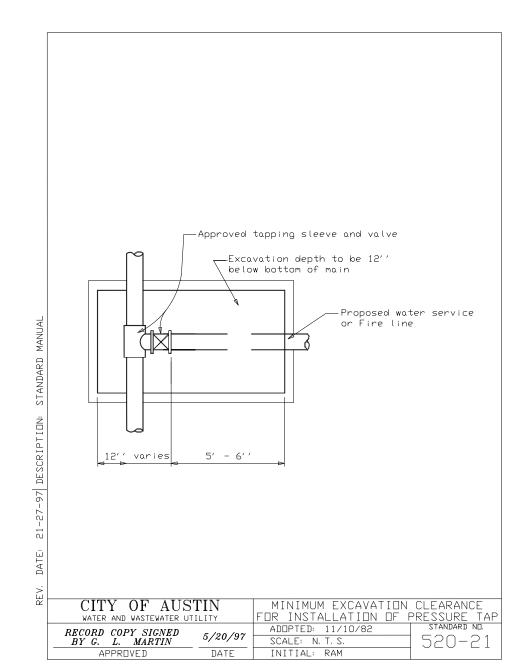


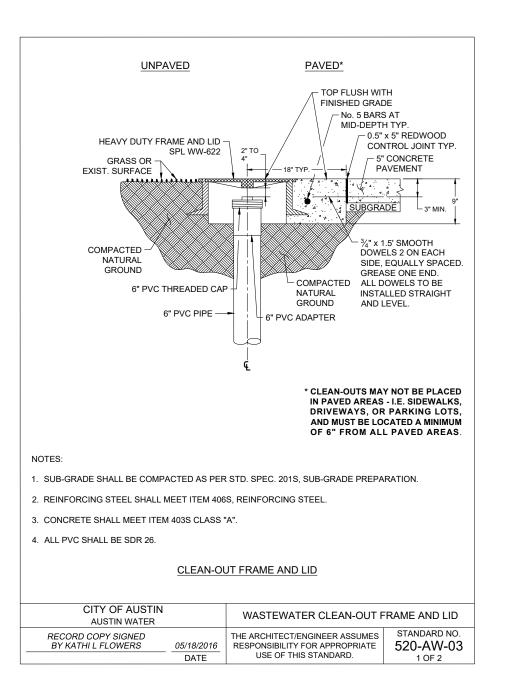


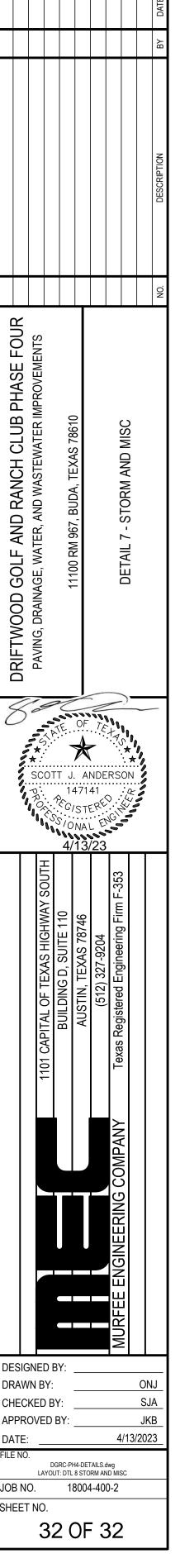












JOB NO. SHEET NO.